



CITY OF FULSHEAR

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PLANNING AND ZONING COMMISSION MINUTES JULY 18, 2014

1. Call to Order

A Special Meeting of the Planning and Zoning Commission of the City of Fulshear was called to order on July 18, 2014 at 8:30 a.m.

2. Quorum

A quorum was present.

Members Present:

*Derek Einkauf, Chairman
David Worley, Co-Chairman
Ira Leary
Erin Tristan*

Members Absent:

*Harold Collins
Darrel Royer
One vacancy*

Others Present:

*Kerry Gilbert
Shannon Purcell
Kathryn Edwards
Greg Coleman
Rob Bamford
Mike Roller*

City Staff Present:

*C. J. Snipes, City Administrator
Michelle Killebrew, Building Official
Cheryl Stalinsky, Economic Development Director*

3. DISCUSSION: Regarding proposed PUD (Planned Unit Development) for Fulshear Tract 272.7 acres/ location Rogers Road

There was approximately a 55 minutes discussion between the Planning and Zoning Commission along with the developer. Chairman Einkauf presented Kerry Gilbert as the speaker for this presentation. Mr. Gilbert stated this property is west of town.

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Mr. Gilbert stated that the owner of the property was Lou Waters and currently only a portion of it is being sold to Beazer Homes which is approximately 272 acres. Mr. Gilbert states this is about one half of the property and between now and five years from now the other portion may be purchased for future development by Beazer. Mr. Gilbert gave an overview of the proposed project.

Mr. Gilbert stated there will be multiple builders and he have approximately 621 lots. He stated all the lots meet city ordinances and they are not asking for any variances. Mr. Gilbert stated there will be an entry on FM 1093 and FM 359. He stated they are not encouraging through traffic to travel to the neighborhood only emergency vehicles such as fire, police, etc. This particular neighborhood will have a roundabout located within its mist. Mr. Gilbert stated they have already submitted their application for a PUD (Planned Unit Development).

Chairman Einkauf stated there is no secure access to FM 1093 since no access has been obtained from Metro. An application has been submitted. Mr. Gilbert stated they will have to go back to the drawing board if not successful.

Chairman Einkauf stated he did not understand why a PUD is needed? This area can easily be changed to R2. Mr. Gilbert stated when a developer spends this amount of money, they want assurance in case members of Council and Planning Zoning, etc. that everything will go as planned, want a development agreement, annexation, or if developer just need some flexibility.

Chairman Einkauf stated that we do not want to set a precedence that every developer comes in the City ask for a PUD when there is really no need for one.

Co-Chairman Worley stated he is concerned about this discouraging travel....how is traffic going to get from north to south if this happens. There was a lot of discussion back and forth.

Co-Chairman Worley stated he is also concerned that all of this residential housing coming and no commercial business on FM 1093 or FM 359, how are we going to support infrastructure? He stated I am against all this development with no commercial.

Planning and Zoning Member Leary was also concerned about Non-Commercial.

No action was taken on this item.

4. Adjourn

A motion was made by Planning and Zoning Member Worley to adjourn. Chairman Einkauf announced that the Commission is adjourned at 8:59 a.m.